



# TRACY PHILLIPS

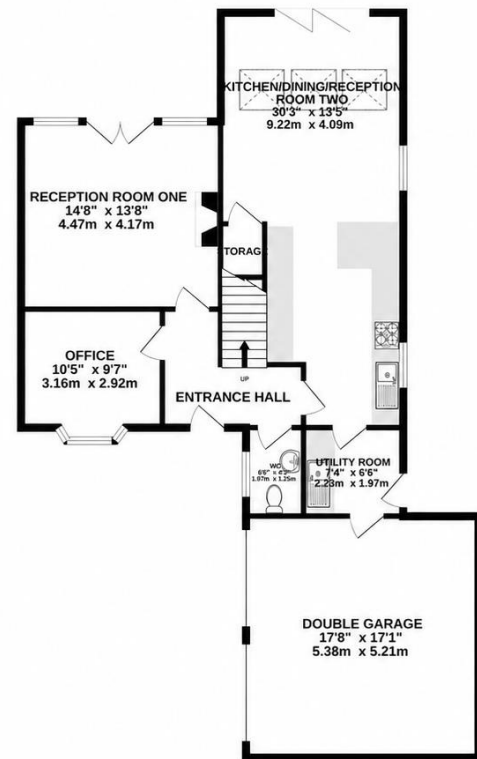
## Estates



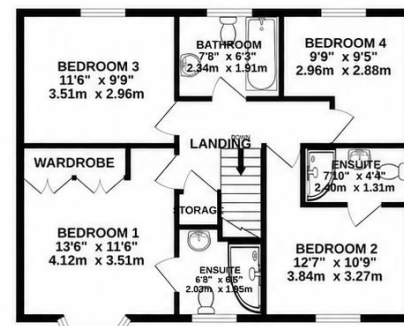
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## Estates

GROUND FLOOR  
1108 sq.ft. (102.9 sq.m.) approx.



1ST FLOOR  
643 sq.ft. (59.7 sq.m.) approx.



TOTAL FLOOR AREA : 1750 sq.ft. (162.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



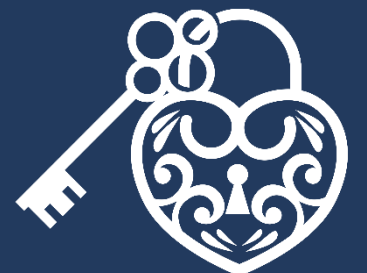
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Offers in Excess of £560,000

Broadfern, Standish, Wigan WN6 0GN



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Occupying one of the finest positions on this exclusive Countryside-built development, this exceptional four-bedroom detached family home sits on a substantial private corner plot, surrounded by mature trees and woodland, and beautifully presented living accommodation. Finished to an impeccable standard throughout, this stylish modern home combines contemporary design with practical family living, all within easy walking distance of Standish village centre and the highly regarded St Wilfrid's Primary School. Tucked away at the end of a private shared driveway, the property enjoys a peaceful setting adjacent to one of the development's attractive green spaces, creating a wonderful sense of openness and privacy rarely found on modern developments. The location is ideal for families, offering excellent local schooling, independent shops, supermarkets, convenient motorway access, and scenic walks towards Haigh Hall Estate.

The accommodation is thoughtfully arranged and designed around modern lifestyles. A welcoming entrance hallway provides access to a dedicated study, perfect for those working from home, together with a ground floor cloakroom. To the rear of the property is a cosy lounge featuring a striking contemporary media wall, creating the perfect space to relax and unwind during the colder months. Undoubtedly the centrepiece of the home is the stunning open-plan family kitchen and dining area. Flooded with natural light from bi-fold doors and Velux roof lights, this impressive space has been designed for both everyday family life and entertaining. The stylish kitchen is fitted with a comprehensive range of timeless units and integrated appliances, including a gas hob with extractor hood, double eye-level ovens, dishwasher, fridge and freezer. The room seamlessly connects with the landscaped rear garden, creating a superb indoor-outdoor living environment. A separate utility room provides practical laundry space and additional storage.

To the first floor, a spacious landing leads to four generous double bedrooms, benefitting from built in wardrobes, and three beautifully appointed bath and shower rooms. The principal suite features a luxurious en-suite shower room with a large walk-in shower, vanity wash basin, WC and contemporary tiling. Bedroom two also benefits from its own en-suite facilities, whilst the remaining bedrooms are served by a stylish family bathroom complete with bath, vanity unit and heated towel rail. Externally, the property continues to impress. The sunny South-westerly facing rear garden has been thoughtfully landscaped to create a private outdoor sanctuary. A large composite decked terrace provides the perfect setting for al fresco dining and entertaining, whilst manicured lawns, pleached trees, and a timber pergola housing a hot tub combine to create an exceptional outdoor living space. To the front, a double-width driveway provides parking for multiple vehicles and leads to the attached double garage, with additional turning space adding to the practicality of this superb family home.

Offering a rare combination of space, privacy, modern efficiency and a prime Standish location, this outstanding property presents a unique opportunity for families seeking a turnkey home in one of the area's most desirable residential settings. This home is also offered chain free.

